

116.0

0005

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card /

Total Parcel

659,300 /

659,300

USE VALUE:

659,300 /

659,300

ASSESSED:

659,300 /

659,300

PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
43		DOTHAN ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SULLIVAN BRIAN P-ETAL	
Owner 2:	SULLIVAN HEATHER M	
Owner 3:		

Street 1: 43 DOTHAN ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION
This parcel contains 8,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		8000.000	220,400		438,900	659,300			74699
Total Card		0.184	220,400		438,900	659,300	Entered Lot Size		GIS Ref
Total Parcel		0.184	220,400		438,900	659,300	Total Land:		GIS Ref
Source: Market Adj Cost				Total Value per SQ unit /Card: 490.55	/Parcel: 490.5		Land Unit Type:		Insp Date

PREVIOUS ASSESSMENT **Parcel ID** 116.0-0005-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,500	0	8,000.	438,900	659,400	659,400	Year End Roll	12/18/2019
2019	101	FV	192,000	0	8,000.	432,600	624,600	624,600	Year End Roll	1/3/2019
2018	101	FV	192,000	6900	8,000.	332,300	531,200	531,200	Year End Roll	12/20/2017
2017	101	FV	192,000	6900	8,000.	313,500	512,400	512,400	Year End Roll	1/3/2017
2016	101	FV	192,000	6900	8,000.	288,400	487,300	487,300	Year End	1/4/2016
2015	101	FV	180,700	7400	8,000.	269,600	457,700	457,700	Year End Roll	12/11/2014
2014	101	FV	180,700	7400	8,000.	248,300	436,400	436,400	Year End Roll	12/16/2013
2013	101	FV	180,700	7400	8,000.	248,300	436,400	436,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20342-464		1/1/1990		182,500	No	No	Y	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
9/18/2018		Meas/Inspect							9/18/2018	Meas/Inspect	DGM	D Mann									
9/14/2018		MEAS&NOTICE							9/14/2018	MEAS&NOTICE	CC	Chris C									
3/3/2009		Measured							3/3/2009	Measured	372	PATRIOT									
4/10/2000		Inspected							4/10/2000	Inspected	276	PATRIOT									
4/3/2000		Missed Appt.							4/3/2000	Missed Appt.	276	PATRIOT									
2/10/2000		Measured							2/10/2000	Measured	263	PATRIOT									
9/1/1991									9/1/1991		PM	Peter M									

Sign: VERIFICATION OF VISIT NOT DATA / / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8000		Sq. Ft.	Site		0	70.	0.78	6			Road Co	-5					438,900						438,900	

INTERIOR INFORMATION

Avg Ht/FL:	STD			Phys Cond.	AV - Average
Prim Int Wall	1 - Drywall			Functional:	
Sec Int Wall:				Economic:	
Partition:	T	- Typical		Special:	
Prim Floors:	3	- Hardwood		Override:	
Sec Floors:	14	- Asphalt Tile	30 %	Total:	
Bsmnt Flr:	12	- Concrete		CALC SUMMARY	
Subfloor:				Basic \$ / SQ:	105.00
Bsmnt Gar:				Size Adj.:	1.35000002
Electric:	3	- Typical		Const Adj.:	0.99395996
Insulation:	2	- Typical		Adj \$ / SQ:	140.894
Int vs Ext:	S			Other Features:	84500
Heat Fuel:	1	- Oil		Grade Factor:	1.00
Heat Type:	3	- Forced H/W		NBHD Inf:	1.00000000
# Heat Sys:	1			NBHD Mod:	
% Heated:	100	% AC:		LUC Factor:	1.00
Solar HW:	NO	Central Vac:	NO	Adj Total:	319464
% Com Wall		% Sprinkled:		Depreciation:	99034
				Depreciated Total:	220430

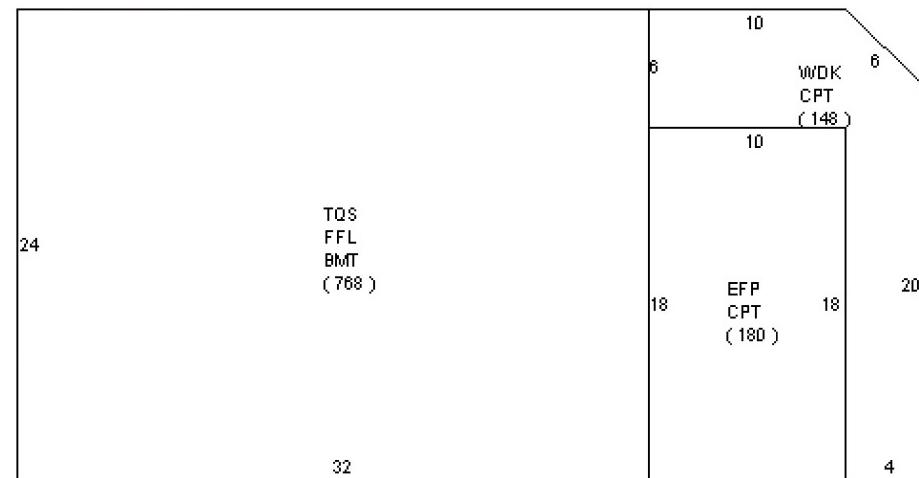
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []
ARD ITEMS **PARCEL ID** 116-0-0005-0006-A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	FR	1980	0.00	T	39	101						

SKETCH



SUB ARFA

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr	Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	768	42.270		32,462						
FFL	First Floor	768	140.890		108,206						
TQS	3/4 Story	576	140.890		81,155						
CPT	Carport	328	11.240		3,688						
EFP	Enclos Porch	180	42.090		7,577						
WDK	Deck	148	12.680		1,877						
Net Sketched Area:		2,768	Total:		234,965						
Size Ad	1344	Gross Are	2960	FinArea	1344						

SUB AREA DETAIL

AssessPro Patriot Properties, Inc

